


## 2 Bedroom Apartment for Sale in Livadia Larnakas, Larnaca District

Discover elevated living in this spacious 2-bedroom penthouse in contemporary two-storey building. Designed for comfort and style, this apartment features direct access to a private rooftop veranda — perfect for entertaining, sunbathing, or enjoying panoramic views of the Larnaca skyline. 

Situated just minutes from the exciting New Marina and Port, this home offers the perfect blend of convenience, coastal charm, and long-term investment potential.

### Property Features:

- Located on the second (top) floor
- Large private roof terrace with open views
- Modern two-storey development
- Few minutes from the New Marina & Port

## Price: €295 000 + VAT

VAT for this property is **€14,750** or **€56,050**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€8 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 172.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

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## Price change history

€250 000 on Jun 11, 2025  
 €263 000 on Sep 12, 2025  
 €289 000 on Oct 4, 2025  
 €295 000 on Apr 4, 2026





## ROOF FLOOR



## 2<sup>ND</sup> FLOOR

